



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, October 26, 2009

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR
BERNIE BERNSTEIN
ERIN CARROLL
GLEN DEISLER
GARY MOSEL
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF:

JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board of Review (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.68 and with adopted SFDB guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb. **Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. On October 21, 2009 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
2. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

CALL TO ORDER.

The Full Board meeting was called to order at 3:00 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Deisler, Mahan, Mosel (in at 3:03), Woolery, Zink.
Members absent: Carroll

Staff present: Boughman, Shafer

GENERAL BUSINESS:**A. Public Comment:**

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of October 12, 2009, as amended.
Action: Zink/Bernstein, 5/0/0. Motion carried. (Carroll/Mosel absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of October 19, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items A and B reviewed by Erin Carroll.

Action: Woolery/Zink, 6/0/0. Motion carried. (Carroll absent.)

Motion: Ratify the Consent Calendar of October 26, 2009. The Consent Calendar was reviewed by Glen Deisler with landscaping reviewed by Erin Carroll.

Action: Bernstein/Woolery, 6/0/0. Motion carried. (Carroll absent.)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

1. Mr. Boughman made the following announcements
 - a) Mr. Boughman announced that Item 3, 117 E. Islay Street, scheduled for 4:15, will not be heard. The applicant requested a two week postponement.
 - b) Erin Carroll will be absent.
2. William Mahan announced that he will not attend the November 9 SFDB meeting.
3. Mr. Zink announced that he will step down from Item #7.
4. Ms. Bernstein announced that she will step down from Item #5.

E. Subcommittee Reports - None.

SFDB-CONCEPT REVIEW (CONT.)**1. 1010 ROBLE LN****E-1 Zone****(3:15)**

Assessor's Parcel Number: 019-241-026
Application Number: MST2009-00396
Owner: Kevin C. Almeroth
Architect: Dawn Sherry

(Proposal for alterations to decks, trellises, stairs, railings, and trash enclosure. The lot is currently developed with a three-story 2,304 square foot residence and 393 square foot attached garage on an 8,883 square foot lot in the Hillside Design District.)

(Second Concept Review. Action may be taken if sufficient information is provided.)

Actual time: 3:09

Present: Dawn Sherry, Architect.

Public comment was opened at 3:17 p.m. A letter from in opposition from Paula Westbury was acknowledged. As no one wished to speak, public comment was closed.

Chair Mahan stated that in this case the 15 foot setback guideline is being waived due to the existing deck within the setback.

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and return on Consent Calendar with the following comments:

- 1) The project provides quality materials; high-quality details; scale is not increasing; project is a minor remodel project; in this case, the 11 foot deck setback is acceptable because the deck is existing.
- 2) Change the garage door header to wood.
- 3) Consider 6x8 corbels under the deck.
- 4) Study the octagonal roof vent for fire safety.
- 5) Provide a color board and details.

Action: Zink/Deisler, 6/0/0. Motion carried. (Carroll absent.)

The ten-day appeal period was announced.

FINAL REVIEW**2. 581 LAS ALTURAS RD****E-1 Zone**

(3:45) Assessor's Parcel Number: 019-281-007
Application Number: MST2009-00170
Owner: Bradley Vernon
Architect: Leonard Grant

(After preliminary approval was granted, in preparation of building plans a survey of the property was conducted which discovered that the proposed house and garage, as well as the previous house, encroach into the front setback. Staff Hearing Officer approval of a Modification is requested to allow the front setback encroachment. Proposal to demolish an existing 2,040 square foot one-story single-family residence and 616 square foot garage and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline floor to area ratio.)

Actual time: 3:29

Present: Leonard Grant, Architect; Benny Herrera, Project Manager; Bradley Vernon, Owner/Contractor.

Chair Mahan expressed concern that the project changes are not in Substantial Conformance with the plans that received Preliminary Approval on May 26, and directed the Board to review the massing and details giving reconsideration to changes.

Public comment was opened at 3:54 p.m. As no one wished to speak, public comment was closed.

Motion: Continued to the Full Board with the following comments:

- 1) Applicant to either return the project into conformance with the design which received Preliminary Approval on May 26, 2009, or submit an application for preliminary approval of the new, larger project.
- 2) The Board can support the rotated cabana.
- 3) Verify with the Building Division where wood can be used as veneer due to fire protection standards.
- 4) Study chimney sizes for proportions with buildings.

Action: Woolery/Bernstein, 6/0/0. Motion carried. (Carroll absent.)

SFDB-CONCEPT REVIEW (CONT.)**3. 117 E ISLAY ST****E-1 Zone****(4:15)**

Assessor's Parcel Number: 027-041-011
Application Number: MST2009-00203
Owner: Jeffrey and Cheryl Long
Architect: Brian Nelson

(Proposal to combine two existing houses and garages into one single-family residence. A permit was issued in 1987 for this work but the work was not completed and the permit expired. The project includes a 785 square foot addition to the first-floor, a new 806 square foot second-story, demolition of 186 square feet of a garage within the setback, a new 405 square foot detached two-car garage, a covered roof deck tower element, a new patio and trellis, and complete remodeling. The portions of the existing houses that encroached into the interior setback will remain. The proposed total of 3,609 square feet on the 10,473 square foot lot is 94.7% of the maximum floor to lot area ratio.)

(Second Concept Review. Action may be taken if sufficient information is provided.)

Postponed two weeks at the applicant's request.

The Board recessed from 4:25 p.m. until 4:30 p.m.

FINAL REVIEW**4. 1689 FRANCESCHI RD****A-1 Zone****(4:45)**

Assessor's Parcel Number: 019-021-019
Application Number: MST2009-00141
Owner: Jason Yardi
Architect: Jeff Shelton

(Proposal to demolish an existing one-story 1,677 square foot single-family residence and detached garage, and construct a new two-story 2,196 square foot single-family residence and two 231 square foot detached one-car garages, one garage will have a 231 square foot accessory space above. The project is located on a 42,000 square foot lot in the Hillside Design District. The proposed total of 2,889 square feet is 58% of the maximum guideline floor to area ratio.)

Actual time: 4:32

Present: Jeff Shelton, Architect; Alexa Schloh, Associate; Jason Yardi, Owner.

Public comment was opened at 4:50 p.m.

Maxine Jagiello-Watling, neighbor, has no problem allowing driveway access, but is concerned that legal issues must be addressed to attorneys (submitted written comments).

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 4:52 p.m.

Mr. Mahan stated that because there is confusion regarding the easement and its extent, the applicant, the neighbor Maxine Wagiello-Watling, and their respective attorneys are to resolve the matter.

Motion: **Final Approval of the project as submitted with the comment that the applicant is to resolve the easement issue prior to proceeding to the Building Division.**
Action: Diesler/Mosel, 5/1/0. Motion carried (Bernstein opposed. Carroll absent.)

The Board recessed from 5:05 p.m. until 5:10 p.m.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 2215 EDGEWATER WAY

E-3/SD-3 Zone

(5:15) Assessor's Parcel Number: 041-350-014
 Application Number: MST2008-00119
 Owner: John Sharrat
 Applicant: Raymond Appleton

(Proposal for a lot line adjustment between the properties at 2215 Edgewater and 2305 Edgewater which will create two bluff top properties. The scope of work for the proposed western lot, 2305 Edgewater Way, includes the construction of a 400 square foot two-car garage for the existing 2,219 square foot two-story single-family residence and the total of 2,619 square feet on the 21,999 square foot lot is 56% of the maximum guideline floor to lot area ratio. The scope of work for the proposed eastern lot, 2215 Edgewater Way, includes demolition of the existing 283 square foot carport and construction of a 400 square foot detached two-car garage and conversion of the existing 627 square foot guest house to a single-family residence and the proposed total of 1,027 square feet on the 31,392 square foot lot is 21% of the maximum guideline floor to lot area ratio. Approval of Modifications are requested to allow the garages to encroach into the front setback, and for fences, gates, and trellis to exceed 3.5 feet in height within 10 feet of the front lot lines. The project is located in the appealable jurisdiction of the coastal zone. Planning Commission approval of a Coastal Development Permit, a Lot Line Adjustment, and Modifications is requested.)

(Comments only; project requires environmental assessment and Planning Commission approval of a Lot Line Adjustment and a Coastal Development Permit.)

Actual time: 5:10

Present: John Sharrat, Owner/Architect; Carol Gross, Landscape Architect.

Public comment was opened at 5:33 p.m.

A letter from in support of the project from Laura Bridley was acknowledged.

A letter in opposition to the project from Paula Westbury was acknowledged.

Bruce Venturelli, in favor with conditions (submitted written support signed by 13 neighbors)

Gwen Hildred, opposed: not opposed to the stone wall, concerned about garages in setback, sidewalks, trash enclosure.

Public comment was closed.

Motion: **Continued indefinitely to the Full Board with the following comments:**

- 1) The lot line adjustment is supportable by a majority of the Board.
- 2) The garages in the setbacks are not supportable. Provide information on the setback of the neighbor's garage. A glass garage door is not compatible with the neighborhood. Study the garage door width to be narrower.

- 3) Refine the architecture of the guest house garage to be compatible with the original house.
- 4) Consider a five foot high fence along the eastern property line to the bluff top.
- 5) The landscape design is acceptable as presented.
- 6) Trim the Pittoisporum tree.
- 7) Design the project to provide room for future sidewalk widening.

Action: Zink/Woolery, 5/0/0. Motion carried. (Bernstein stepped down. Carroll absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 214 SELROSE LN

E-3/SD-3 Zone

(5:50) Assessor's Parcel Number: 041-363-011
Application Number: MST2009-00451
Owner: Severance Laurence and Judith Long
Contractor: Cesar Cruz

(Proposal for a new 600 square foot second-story for an existing 2,274 square foot one-story single-family residence with an attached 445 square foot two-car garage. The project is located on a 7,493 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 3,319 square feet is 108% of the maximum floor to lot area ratio. Planning Commission approval is requested for a Modification to exceed the maximum floor to lot area ratio.)

(Comments only; project requires environmental assessment and Planning Commission approval of a Modification. Five members of the SFDB must vote in support for the floor to lot area Modification to be approvable by the Planning Commission.)

Actual time: 6:07

Present: Cesar, Cruz, Contractor; Larry Severance and Judith Long, Owners.

Public comment was opened at 6:18 p.m.

Thirteen letters in support of the project were acknowledged.

Rhonda Seiter, opposed, concerned about two-story homes in the neighborhood (provided photos of 26 single-story neighborhood homes).

John Williams, opposed, concerned about negative visual impacts.

Frank Wascoe, opposed: concerned about negative precedent.

Jeri Wasco, opposed. concerned about buildings too large for small lots.

Robyn Palmquist, opposed, project is not compatible with the neighborhood.

David VanHoy, concerned about detrimental precedent to the neighborhood and privacy impacts.

Susan Shank, opposed: concerned about increased density and blocked view.

Keith Lawler, opposed: concerned about size, bulk, scale, increased height, loss of ocean views; concerned about setting negative precedent.

Lynn Raber, opposed: project is not compatible with the neighborhood.

Public comment was closed at 6:34 p.m.

Straw votes:

How many board members can support a floor to lot area ratio of 108%? 0/6/0 No support.

How many can support a second-story on the project side of the street? 0/6/0. No support.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) The Board can not support project as designed.
- 2) Applicant advised to redesign for a single-story project.

Action: Zink/Woolery, 6/0/0. Motion carried. (Carroll absent.)

PRELIMINARY REVIEW

7. 233 LAS ONDAS

E-3/SD-3 Zone

(6:25) Assessor's Parcel Number: 045-152-005

Application Number: MST2009-00313

Owner: Bengt J. and Janis M. Johansson

Architect: Paul Zink

(Revised proposal for remodeling and a new 552 square foot second-story, a 173 square foot addition to the first-floor, front entry and second-story master bathroom are revised, and demolition of 15 square feet of the house. The existing 388 square foot two-car garage is now proposed to remain. The existing 1,870 square foot one-story single-family residence is located on a 8,021 square foot lot in the Coastal Zone. Staff Hearing Officer approval is requested to increase the size of an existing window and add a window to the portion of the house in the front setback. The proposed total of 2,968 square feet is 93% of the maximum floor to lot area ratio.)

(Fourth Review. Project requires compliance with Staff Hearing Officer Resolution No. 083-09.)

Actual time: 6:43

Present: Paul Zink, Architect; Bengt and Janis Johansson, Owners.

Public comment was opened at 6:50 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Motion: Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following comments:

- 1) Project provides quality materials, permeable paving; neighborhood compatible.
- 2) Lower light fixtures at driveway to be below fence height.
- 3) Study the stucco color to work with shingles.
- 4) The brick veneer should wrap around the front corner.
- 5) Provide an irrigation plan.
- 6) Project may return for Final Approval on Consent Calendar.

Action: Mosel/Woolery, 5/0/0. Motion carried. (Zink stepped down. Carroll absent.)

The ten-day appeal period was announced.

The Full Board meeting was adjourned at 7:02 p.m.

CONSENT CALENDAR (11:00)**FINAL REVIEW****A. 1669 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-071-009
Application Number: MST2009-00428
Owner: McNamara Family Trust
Architect: Peter Novak

(Proposal to rebuild a house and garage destroyed in the Jesusita Fire. The project would expand the prior house by 189 square feet, resulting in a 3,566 square foot one-story single-family residence and 521 square foot attached two-car garage. The existing pool will remain. The proposed total of 4,087 square feet on the two acre lot in the Hillside Design District is 74% of the maximum guideline floor to lot area ratio.)

(Final approval of the architecture and landscaping is requested.)

Final Approval of the architecture as submitted. Show patios and hardscape on landscape plan. Provide irrigation plan.

FINAL REVIEW**B. 1325 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-027
Application Number: MST2009-00398
Owner: Grant and Therese Gibson

(Proposal to rebuild a house and carport destroyed in the Tea Fire. The project involves relocating a 2,130 square foot one-story single-family residence from 1297 W. Mountain Drive. The house will be moved in five sections and placed at the northern portion of the property. Also proposed is a 480 square foot detached two-car carport, 1,540 square feet of patios and decks, and 493 cubic yards of cut and 490 cubic yards of fill grading to be balanced on site. The proposed total of 2,610 square feet on the 1.82 acre lot in the Hillside Design District is 39% of the maximum guideline floor to lot area ratio.)

(Final approval of the architecture and landscaping is requested.)

Postponed one week at the applicant's absence.

NEW ITEM**C. 762 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-001
Application Number: MST2009-00468
Owner: Arnold Christensen
Architect: Vadim Hsu

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a two-story 3,226 square foot single-family residence and attached 480 square foot two-car garage. The proposed total of 3,706 square feet on the 20,876 square foot lot in the Hillside Design District is 79% of the maximum guideline floor to lot area ratio.)

(Action may be taken if sufficient information is provided.)

Preliminary Approval of the architecture with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following comments: 1) Reduce second floor plate height to eight feet. 2) Study a visual break between the first and second stories. 3) Study planting pockets in front of garage. 4) Study permeability of hardscape. 4) Provide a landscape plan and show trees. 5) Provide details and colors. 6) The project provides quality architecture, is compatible with the neighborhood, and preserves trees.

CONTINUED ITEM**D. 954 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-251-016
Application Number: MST2009-00481
Owner: Randall J. Tinney

(This proposal is a revision to a project approved by the ABR under MST2005-00379. Proposal for a 400 square foot addition to an existing 1,512 square foot dwelling, with an attached 520 square foot garage, on a 7,127 square foot lot in the Hillside Design District. The proposed total of 2,510 square feet includes an existing 78 square foot accessory building on the 7,127 square foot lot and is 84% of the maximum floor to lot area ratio.)

(The project received approval at ABR in 2005. Second Review of the revised project to reduce the size of the approved second-story addition.)

Public comment: Nancy Duffy: worked out a solution with the applicant involving an eight foot fence and trimming the oleander hedge to that height; Jovan Nicholic: preserve access to sewer cleanout.

Final Approval of the project with conditions: 1) Remove spotlights. 2) Return to Staff with a fence detail showing a wood fence, or equivalent that is eight feet tall, and with exterior lighting details.

NEW ITEM**E. 1444 JESUSITA LN****A-1 Zone**

Assessor's Parcel Number: 055-240-015

Application Number: MST2009-00462

Owner: Irene Elias

Contractor: Superior Pool and Spa

(Proposal for a new 16 by 80 foot in-ground pool, spa, and equipment for an existing single-family residence)

(Action may be taken if sufficient information is provided.)

Continued one week with comments 1) Show the pool fencing on the site plan. 2) Provide details of the fencing and gates. 3) Confirm if the retaining wall and existing fence suffice for pool fencing to the south. 4) Show information of pool equipment enclosure. 5) Show detail of appearance of spa surround.

Items on Consent Calendar were reviewed by Glen Deisler and Erin Carroll. Staff present: Tony Boughman, Planning Technician II.